



**MINUTES OF  
THE FEBRUARY 2, 2023 MEETING OF THE  
WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL  
PLANNING, LAND USE AND MOBILITY COMMITTEE  
VIA VIRTUAL MEETING TELECONFERENCE**

- 1. Call to Order:** The meeting was called to order by Chairperson Don Patterson @ 6:33 pm.
- 2. Roll Call:** Don Patterson, Sean McCarthy, August Steurer, Marty Lipkin, Henry Rice, Oliver Slosser, Leslie Simon (joined 7:43) Karen Koe excused. (Quorum met: Minutes-M. Lipkin)  
Presenters: Sara Houghton (three6ixty), Sarah Golden (RAA), A.J. Jha, Erik Pfahler, Brad Rosenheim
- 3. Public Comment for items not on agenda:**  
No Public comment.
- 4. Approval of Committee Minutes**  
Minutes from 1/5/23 not available
- 5. Presentation on a plan for the development of 5300 Oakdale Ave., Woodland Hills, CA 91364**

*A presentation and discussion on a plan for the development of the original 14.7-acre Bothwell Ranch orange grove at 5300 Oakdale Avenue, Woodland Hills, CA 91364. The proposed development is for single-family homes and preservation of a portion of the property. No action will be taken as a result of this presentation.*

Erik Pfahler of Borstein Enterprises (developer) and Brad Rosenheim of Rosenheim and Associates made a presentation of the site that will be divided between a community of 21 homes (9.14 acres) and land dedicated to the Mountain Conservancy (4.1 acres). Plans presented call for a gated, one-street community off Oakdale, the widening of Oakdale (50ft buffer), and the widening and up-grading of Collier St. to the south that will provide access into MC lands and enhanced street access to Schwarzenegger high school on that street. Developer maintains that 1/3 of the total property will remain as open space, and 3 out of 4 homes will have integrated ADUs. The homes in the HOA will have EV chargers and solar panels installed, and large privacy hedges are to be planted between the new homes and existing homes to the north. Homes will be 2-story on lots averaging 17,500 SF.

Underground cisterns will gather water to be used for landscaping. Street lighting is yet to be determined. Citrus trees will be considered for planting in front of homes.

**6. CPC-2022-6472; ENV-2022-673** 5353 Del Moreno Drive, Woodland Hills, CA 91364

*Demolition of an existing single-family home and development of a mixed-use commercial building with 67 residential units in eight-stories, 61,000 square feet, and 85-foot height.*

Developer presented his plans for an 8-story apartment/mixed use building on a single family home residential lot in the RA-1 zone on a busy residential street behind Taft High School, and has asked for numerous exceptions and variances from current zoning. Out of the proposed 67 units, only 7 are proposed for low income residences. The remaining 60 units would be offered at Market Rate. A small space in the building is proposed for a small “coffee shop” in order to qualify for “light commercial” privileges. The developer proposes to remove the single family home and pool on the lot and erect this building with two levels of parking and two driveways onto Del Moreno.

Twelve homeowners (including the two that directly abut the property and others in the immediate vicinity) spoke concerning this project. All 12 were adamantly against permitting this project to be built because of its size, its violation of RA-1 zoning, the lack of adequate parking in the area, the deceit of almost 90% of the spaces being offered at Market Rate while only about 10% were designated for low income—and still calling it “low income housing.” Also noted was the project had virtually no “open Space” except for balconies and a small interior atrium,

The consensus of the PLUM Committee was the project was too big for the site, the site had direct negative impacts on the immediate neighbors, and that the project asked for too many unwarranted exceptions and variances in order to be constructed on this residential site.

Because no motion was proposed in the Case Report, and the agenda did not list a possible action on this project, the Case is continued to the March 2, 2023 meeting for submission of a motion and a PLUM vote. The Committee voted to continue this Case to March 2, 2023-: 7 Aye, 0 Nay, 0 Abstain

**7. Review of New Cases to be placed on next meeting agenda, Review of Current Cases, and Committee Business**

*The committee will discuss the status of currently outstanding cases and assignment of new cases for consideration at future meetings.*

PLUM Chair Don Patterson: there were two (2) new Cases:

1: Amazon to Go Store—Corner of Ventura Blvd. and Topanga Cyn. Blvd.

Asking for new signage. Don to get details of the request.

2: Marriot Hotel, 21101 Ventura Blvd. Seeking approval to subdivide rear area of lot behind the hotel, split the lot and change zoning from C4 to C2 to allow a public storage facility building to be built at that site. Case assigned to Henry Rice.

**8. Adjournment:** the meeting was adjourned at 8:40 p.m.

Submitted by, Marty Lipkin

**THE NEXT MEETING OF THE COMMITTEE WILL BE February 16, 2023.**

**The full discussion of all Agenda items can be found at [www.whcouncil.org/PLUM](http://www.whcouncil.org/PLUM) and is located on the PLUM webpage. For a complete review of the Committee's discussion on each item see the corresponding video of the discussion which is incorporated herein by this reference and made a part hereof as though set forth in full.**